093.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,000 / 620,000
					USE VALUE:	620,000 / 620,000
					ASSESSED:	620,000 / 620,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOLASH JOSHUA P
Owner 2:	CYR ABIGAIL B
Owner 3:	
Street 1:	100 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARDNER ROSALIE E/ ESTATE -
Owner 2:	-
Street 1:	100 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,964 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Clapboard Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4964.000	221,800		398,200	620,000
Total Card	0.114	221,800		398,200	620,000
Total Parcel	0.114	221,800		398,200	620,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.06 | /Parcel: 492.0

Legal Description

User Acct 60668

GIS Ref

GIS Ref

Insp Date 08/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 093.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	221,900	0	4,964.	398,200	620,100	620,100	Year End Roll	12/18/2019
2019	101	FV	190,400	0	4,964.	403,900	594,300	594,300	Year End Roll	1/3/2019
2018	101	FV	196,500	0	4,964.	301,500	498,000	498,000	Year End Roll	12/20/2017
2017	101	FV	196,500	0	4,964.	273,100	469,600	469,600	Year End Roll	1/3/2017
2016	101	FV	196,500	0	4,964.	261,700	458,200	458,200	Year End	1/4/2016
2015	101	FV	185,800	0	4,964.	221,900	407,700	407,700	Year End Roll	12/11/2014
2014	101	FV	185,800	0	4,964.	210,500	396,300	396,300	Year End Roll	12/16/2013
2013	101	FV	185,800	0	4,964.	200,300	386,100	386,100		12/13/2012

!7640!

PRINT

Date	Time
12/10/20	22:15:27

LAST REV

Date	Time
11/17/20	11:15:46

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7640

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARDNER ROSALIE	71610-319		9/13/2018	Estate/Div	700,000	No	No		
GARDNER ROSALIE	64428-584		10/29/2014	Convenience	10	No	No		Rosalie E Gardner dod 1/17/2018
GARDNER CHRISTO	6379-219		3/15/1940	Family		No	No		Eleanor Gardner dod 1/21/1994

USER DEFINED

Prior Id # 1:	60668
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2020	1084	Insulate	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS&NOTICE	BS	Barbara S
12/29/2008	Meas/Inspect	294	PATRIOT
10/13/2000	Inspected	264	PATRIOT
1/28/2000	Measured	263	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4964		Sq. Ft.	Site		0	70.	1.15	5									398,243						398,200	

Total AC/HA: 0.11396 | Total SF/SM: 4964 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 398,243 | Spl Credit | Total: 398,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98549062
Adj $ / SQ:	166.302
Other Features:	73750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321511
Depreciation:	99668
Depreciated Total:	221843

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

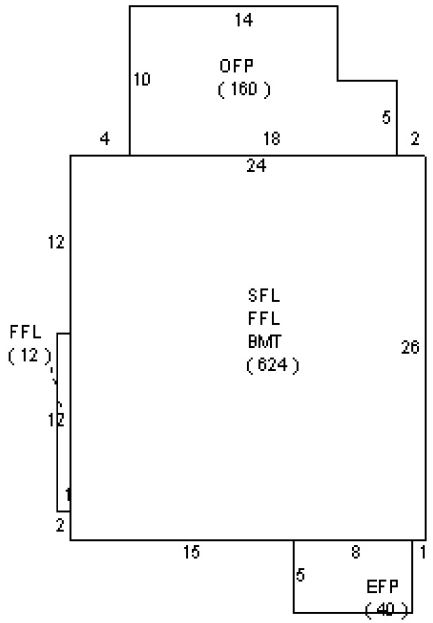
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.30
Special Features:	0	Val/Su Net:	106.43
Final Total:	221800	Val/Su SzAd	176.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	636	166.300	105,768
BMT	Basement	624	49.890	31,132
SFL	Second Floor	624	166.300	103,772
OFP	Open Porch	160	26.420	4,228
EFP	Enclos Porch	40	71.550	2,862

Net Sketched Area:	2,084			Total:	247,762
Size Ad	1260	Gross Are	2084	FinArea	1260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	